

173.0

0003

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

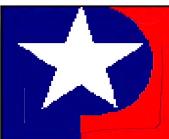
509,800 / 509,800

USE VALUE:

509,800 / 509,800

ASSESSED:

509,800 / 509,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
44		SUTHERLAND RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: XIAN YUQI	
Owner 2: LI QINGZHI	
Owner 3:	

Street 1: 44 SUTHERLAND RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: BELYEYA MARY JANE -

Owner 2: -

Street 1: 44 SUTHERLAND RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .046 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 840 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		1983		Sq. Ft.	Site		0	70.	2.42	6									335,643						335,600	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	1983.000	174,200		335,600	509,800		115048
							GIS Ref
							GIS Ref
							Insp Date
							06/27/18

## USER DEFINED

Prior Id # 1: 115048

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT								Parcel ID	173.0-0003-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	174,200	0	1,983.	335,600	509,800		Year end	12/23/2021
2021	101	FV	169,500	0	1,983.	335,600	505,100		Year End Roll	12/10/2020
2020	101	FV	169,600	0	1,983.	335,600	505,200	505,200	Year End Roll	12/18/2019
2019	101	FV	150,200	0	1,983.	330,800	481,000	481,000	Year End Roll	1/3/2019
2018	101	FV	149,800	0	1,983.	254,100	403,900	403,900	Year End Roll	12/20/2017
2017	101	FV	149,800	0	1,983.	239,700	389,500	389,500	Year End Roll	1/3/2017
2016	101	FV	149,800	0	1,983.	220,600	370,400	370,400	Year End	1/4/2016
2015	101	FV	141,800	0	1,983.	206,200	348,000	348,000	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
BELYEA MARY JAN	75937-424	1	10/20/2020			585,000	No	No							
MATHESON LUCILL	25622-219		9/1/1995			127,500	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
12/8/2010	2379	Re-Roof	4,850						11/19/2020	SQ Mailed	MM	Mary M					
9/27/2010	2050	Redo Kit	12,000					REPL 2 WINDOWS	6/27/2018	MEAS&NOTICE	BS	Barbara S					
									3/17/2009	Missed Appt.	163	PATRIOT					
									12/30/2008	Measured	163	PATRIOT					
									3/7/2000	Inspected	276	PATRIOT					
									12/21/1999	Mailer Sent							
									12/14/1999	Measured	263	PATRIOT					
									7/22/1993		EK						
										Sign:	VERIFICATION OF VISIT NOT DATA						

